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# Langholm Lodge, Richmond, TW10 6UX

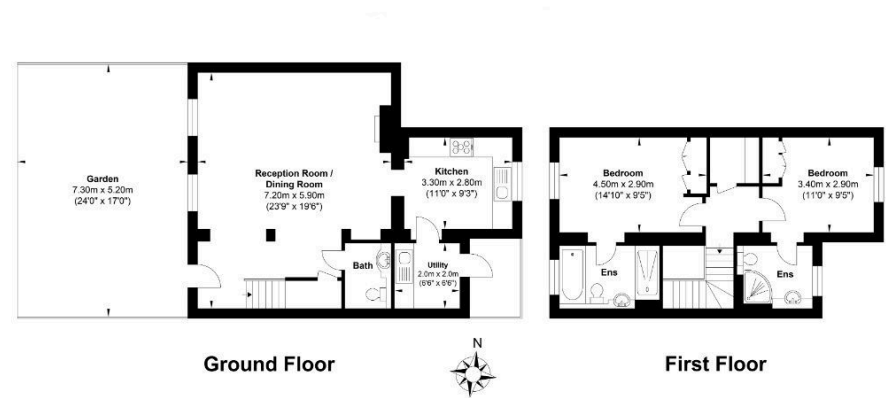
Offers Over £1,500,000

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- Grade II Listed Georgian House
- Garden
- Two Double Bedrooms
- Downstairs Cloakroom
- No Onward Chain
- River Thames Views
- Gated Parking
- Two Ensuite Bathrooms
- Utility Room
- Share Of Freehold





Gross Internal Floor Area : 105.1 m2 ... 1131 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Please Quote Ref DG0640. A Stunning Grade II Listed Georgian House with protected views to the River Thames. Located in a Gated Development and offered with No Onward Chain.

Discover Langholm Lodge, a charming and unique two double bedroom, two bathroom Georgian house with secure parking located on Petersham Road. This exceptional home, once the coach house and stables to Buccleuch House built for the Duke of Montagu, is nestled in the tranquil Richmond Conservation Area and offers stunning river views and off-street parking.

| Energy performance certificate (EPC)   |                                  |   |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |      |  |       |   |  |  |      |   |  |  |  |
|--|----------------------------------|---|---------------|---------|-----------|-----|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|------|--|-------|---|--|--|------|---|--|--|--|
| 2 Langholm Lodge 144-152<br>Petersham Road<br>Richmond<br>TW9 0LX  | <b>Energy rating</b><br><b>E</b> | <b>Valid until:</b> 30 December 2022<br><b>Certificate number:</b> 9632-9926-5209-0968-0292   |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |      |  |       |   |  |  |      |   |  |  |  |
| Property type  | Mid-terrace house                |   |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |      |  |       |   |  |  |      |   |  |  |  |
| Total floor area   | 93 square metres                 |   |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |      |  |       |   |  |  |      |   |  |  |  |
| <b>Rules on letting this property</b>  |                                  |   |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |      |  |       |   |  |  |      |   |  |  |  |
| Properties can be let if they have an energy rating from A to E.   |                                  |   |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |      |  |       |   |  |  |      |   |  |  |  |
| You can read <a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions">guidance for landlords on the regulations and exemptions</a><br><a href="https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions#energy-efficiency-standards-landlord-guidance">https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions#energy-efficiency-standards-landlord-guidance</a>  |                                  |   |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |      |  |       |   |  |  |      |   |  |  |  |
| <b>Energy rating and score</b>   |                                  |   |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |      |  |       |   |  |  |      |   |  |  |  |
| This property's energy rating is E. It has the potential to be C.  |                                  | The graph shows this property's current and potential energy rating.  |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |      |  |       |   |  |  |      |   |  |  |  |
| <a href="#">See how to improve this property's energy efficiency.</a>  |                                  | <b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be. |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |      |  |       |   |  |  |      |   |  |  |  |
| <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td>91 E</td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table> |                                  | Score   | Energy rating | Current | Potential | 92+ | A |  |  | 81-91 | B |  |  | 69-80 | C |  |  | 55-68 | D |  |  | 39-54 | E | 91 E |  | 21-38 | F |  |  | 1-20 | G |  |  | For properties in England and Wales:<br>the average energy rating is D<br>the average energy score is 60 |
| Score  | Energy rating                    | Current   | Potential     |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |      |  |       |   |  |  |      |   |  |  |  |
| 92+  | A                                |   |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |      |  |       |   |  |  |      |   |  |  |  |
| 81-91  | B                                |   |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |      |  |       |   |  |  |      |   |  |  |  |
| 69-80  | C                                |   |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |      |  |       |   |  |  |      |   |  |  |  |
| 55-68  | D                                |   |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |      |  |       |   |  |  |      |   |  |  |  |
| 39-54  | E                                | 91 E  |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |      |  |       |   |  |  |      |   |  |  |  |
| 21-38  | F                                |   |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |      |  |       |   |  |  |      |   |  |  |  |
| 1-20   | G                                |   |               |         |           |     |   |  |  |       |   |  |  |       |   |  |  |       |   |  |  |       |   |      |  |       |   |  |  |      |   |  |  |  |